069.0	0002	0017.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	781,900 /	781,900
					USE VALUE:	781,900 /	781,900
					ASSESSED:	781,900 /	781,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		DRAPER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOBROW ROBERT J--ETAL	
Owner 2:	SUSAN E CHASE	
Owner 3:		
Street 1:	20 DRAPER AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,280 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 1740 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5280.000	373,000	4,000	404,900	781,900
Total Card	0.121	373,000	4,000	404,900	781,900
Total Parcel	0.121	373,000	4,000	404,900	781,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 449.37 | /Parcel: 449.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	43955
GIS Ref	
GIS Ref	
Insp Date	10/23/18

!5913!

PREVIOUS ASSESSMENT

Parcel ID: 069.0-0002-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	373,000	4000	5,280.	404,900	781,900	781,900	Year End Roll	12/18/2019
2019	101	FV	293,100	4000	5,280.	376,000	673,100	673,100	Year End Roll	1/3/2019
2018	101	FV	293,100	4000	5,280.	376,000	673,100	673,100	Year End Roll	12/20/2017
2017	101	FV	293,100	4000	5,280.	329,700	626,800	626,800	Year End Roll	1/3/2017
2016	101	FV	293,100	4000	5,280.	300,800	597,900	597,900	Year End	1/4/2016
2015	101	FV	278,000	4000	5,280.	266,100	548,100	548,100	Year End Roll	12/11/2014
2014	101	FV	278,000	4000	5,280.	251,600	533,600	533,600	Year End Roll	12/16/2013
2013	101	FV	278,000	4000	5,280.	239,500	521,500	521,500		12/13/2012

PRINT

Date	Time
12/10/20	20:44:18

LAST REV

Date	Time
10/10/19	15:40:58

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5913

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12852-476		8/29/1975		47,800	No	No		N

USER DEFINED

Prior Id # 1:	43955
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/27/2001	508	Re-Roof	11,000	C				REROOF/3 SKYLIGHTS

ACTIVITY INFORMATION

Date	Result	By	Name
10/23/2018	MEAS&NOTICE	BS	Barbara S
4/8/2009	Measured	372	PATRIOT
10/7/1999	Mailer Sent		
10/7/1999	Measured	266	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5280		Sq. Ft.	Site		0	70.	1.10	12									404,882						404,900	

Total AC/HA: 0.12121 | Total SF/SM: 5280 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 404,882 | Spl Credit | Total: 404,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25344825
Const Adj.:	0.99989998
Adj $ / SQ:	162.932
Other Features:	113500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	506842
Depreciation:	133806
Depreciated Total:	373036

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 14		BRs: 6			Baths: 3				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	14	6	M
Totals			
1	14	6	

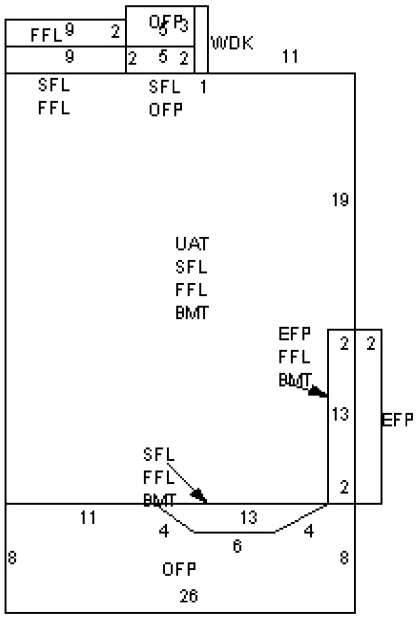
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	179.23
Special Features:	0	Val/Su Net:	121.74
Final Total:	373000	Val/Su SzAd	214.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	887	162.930	144,521
SFL	Second Floor	853	162.930	138,981
BMT	Basement	851	48.880	41,597
OFP	Open Porch	214	24.210	5,180
UAT	Upper Attic	202	65.170	13,132
EFP	Enclos Porch	52	72.590	3,775
WDK	Deck	5	16.000	80
	Net Sketched Area:	3,064	Total:	347,266
Size Ad	1740	Gross Are	3668	FinArea 1740

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0002-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X14	A	AV	1925	23.93	T	40	101			4,000			4,000

More: N | Total Yard Items: 4,000 | Total Special Featues: | Total: 4,000